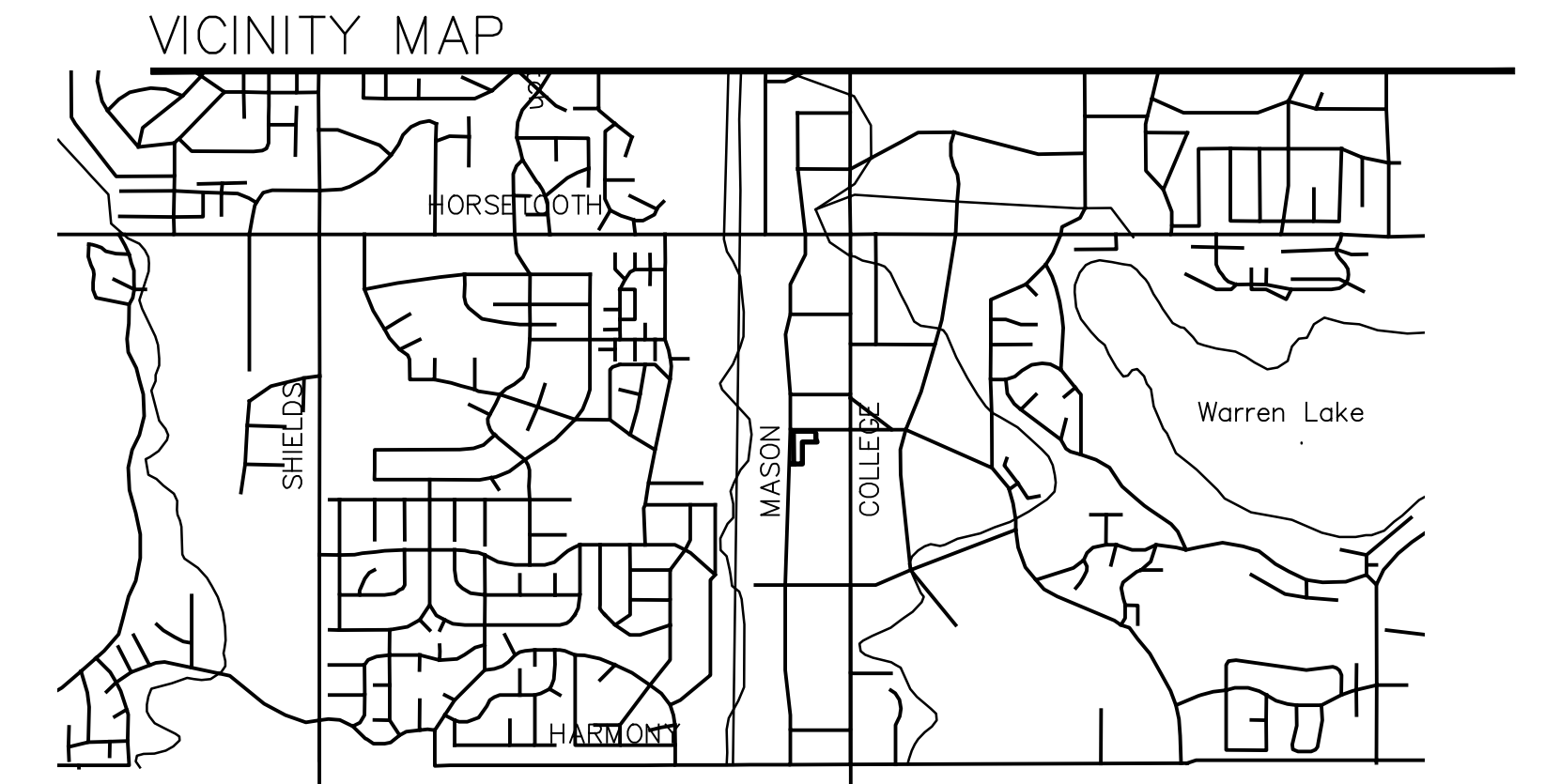


PROJECT DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN
BOARDWALK CROSSING AT MASON STREET



LAND USE TABLE

ZONING		C- COMMERCIAL	
SITE AREA			
LOT 1 (EXISTING)		25,452 SQ. FT.	
LOT 2		29,841 SQ. FT.	
LOT 3		21,861 SQ. FT.	
TOTAL		77,154 SQ. FT.	
SITE COVERAGE			
LOT 1 (EXISTING)		LOT 2	
BUILDING FOOTPRINT	4145 SQ FT 16%	BUILDING FOOTPRINT	6248 SQ FT 21%
PAVEMENT	12,324 SQ FT 48%	PAVEMENT	12,920 SQ FT 43%
CONCRETE	3728 SQ FT 15%	CONCRETE	4931 SQ FT 17%
LANDSCAPING	5255 SQ FT 21%	LANDSCAPING	5742 SQ FT 19%
TOTAL	25,452 SQ FT 100%	TOTAL	29,841 SQ FT 100%
	0.584 AC		0.685 AC
LOT 3			
BUILDING FOOTPRINT	5500 SQ FT 25%		
PAVEMENT	9294 SQ FT 43%		
CONCRETE	4544 SQ FT 21%		
LANDSCAPING	2523 SQ FT 12%		
TOTAL	21,861 SQ FT 100%		
	0.502 AC		
OFF-STREET PARKING - LOT 2		OFF-STREET PARKING - LOT 3	
STANDARD	34	STANDARD	18
ACCESSIBLE	1	ACCESSIBLE	1
TOTAL	35	TOTAL	19
OFF-STREET PARKING PROVIDED = 53			

LEGAL DESCRIPTION

BOARDWALK CROSSING, FILING 3, BEING A REPLAT OF LOTS 1 AND 2, BOARDWALK CROSSING, FILING 2, SITUATE IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

- SEE UTILITY PLANS FOR DESIGN OF ALL EASEMENTS, LOT AREAS AND SIDEWALKS.
- BUILDING HEIGHT SHALL NOT EXCEED FORTY (40') FEET.
- ALL SIGNS SHALL COMPLY WITH THE CITY OF FORT COLLINS SIGN CODES.
- ANY ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.
- BICYCLE RACK (3 SPACES) SHALL BE PERMANENTLY AFFIXED AND DESIGNED & CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE LAND USE CODE.
- BUILDING MOUNTED LIGHTING TO BE 250 WATT METAL HALIDE, DOWN-DIRECTIONAL, CUT-OFF. HOURS OF ILLUMINATION ARE 6:00 PM (START) TO 6:00 AM (STOP) WITH PHOTOCELL. SEE FOLLOWING NOTE # 7 FOR SITE LIGHTING DESCRIPTION AND SPECIFICATION.
- SITE LIGHTING TO BE 320 WATT POLE MOUNTED AT 22'-0". FIXTURES TO BE DOWN DIRECTIONAL WITH HORIZONTAL CUT-OFF HOUSING.

SIGNATURES AND APPROVALS

OWNERS CERTIFICATION:
THE UNDERSIGNED DOES/ DO HEREBY CERTIFY THAT I/ WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/ WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON THE SAID SITE PLAN.

OWNER'S SIGNATURE _____ DATE _____
NOTARY'S SIGNATURE _____ NOTARY'S ADDRESS _____

DIRECTOR OF PLANNING CERTIFICATION:
APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING _____

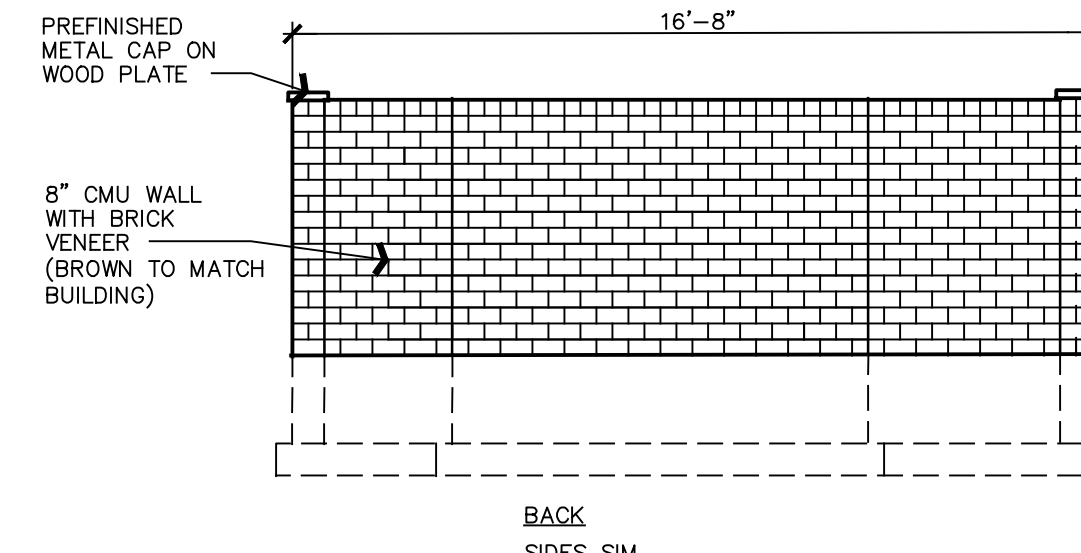
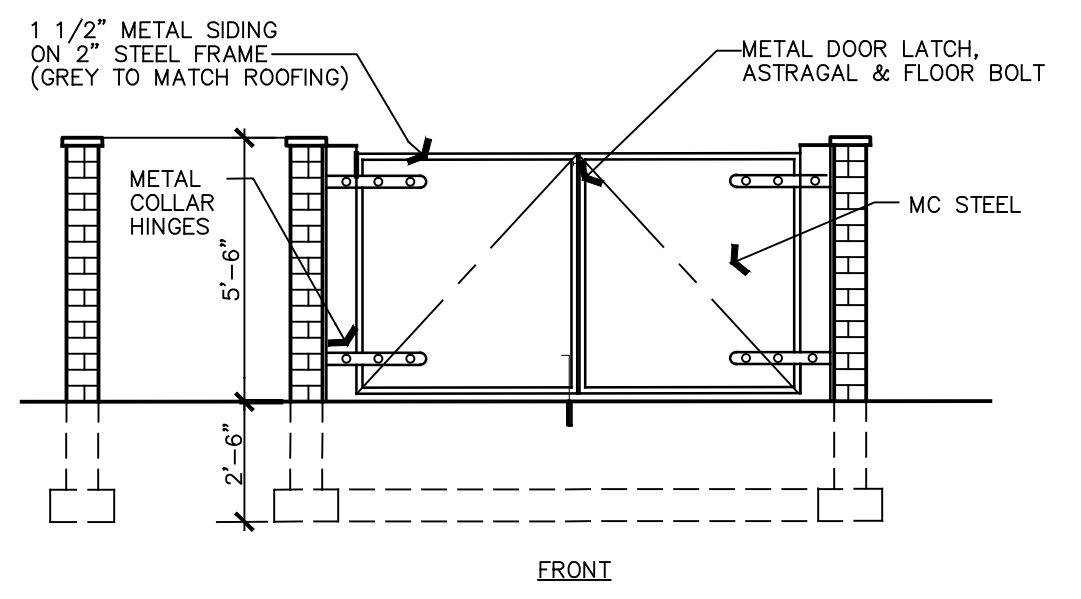
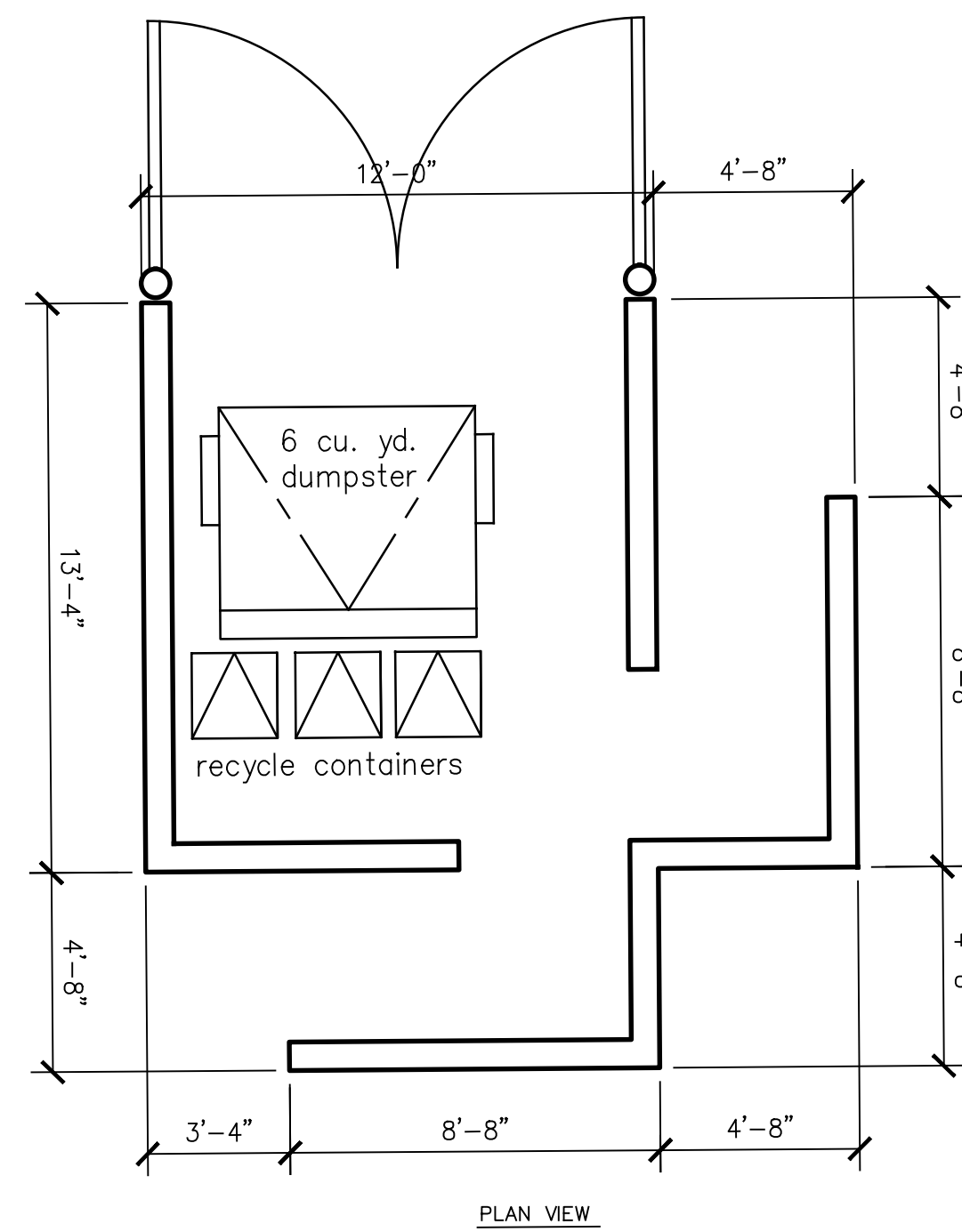
BOARDWALK CROSSING AT MASON STREET
PROJECT DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

ARCHITECTURE WEST LLC
4710 S. COLLEGE AVE. FORT COLLINS, CO. 80525 (970) 207-0424

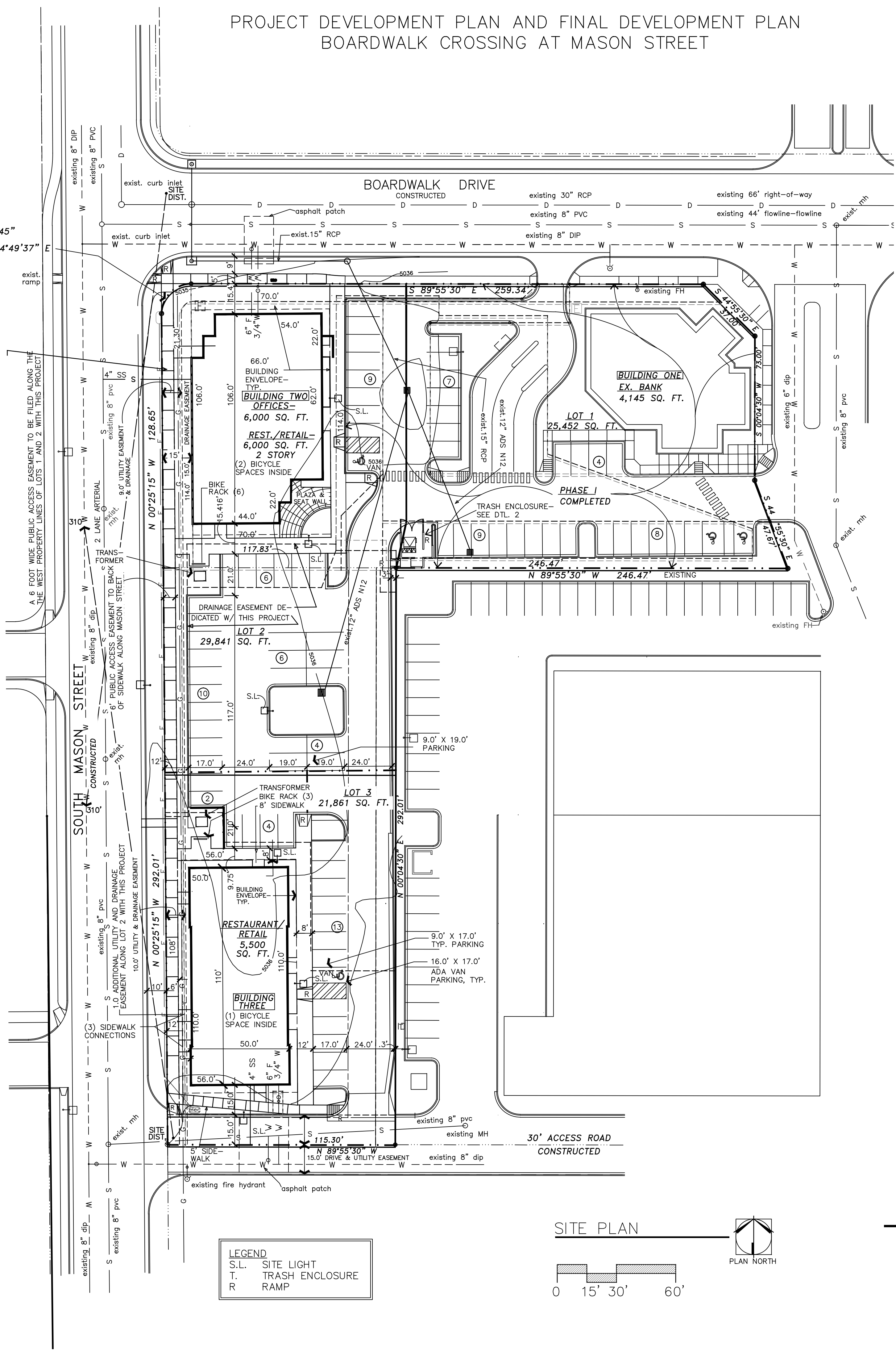
SITE PLAN BOARDWALK & MASON
BOARDWALK CROSSING LP
PO BOX 272546 FORT COLLINS, CO. 80527

SHEET 1 OF 3
FEBRUARY 2005
FEBRUARY 27, 2013
APRIL 16, 2013
MAY 22, 2013

D= 90°29'45"
R= 15.00'
CHD= N 44°49'37"
L= 23.



TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



LEGEND
U.L. SITE LIGHT
R.T. TRASH ENCLOSURE
RAMP

